



HARWOODS

Chartered Surveyors & Estate Agents

RETAIL UNIT ON THE OUTSKIRTS OF WELLINGBOROUGH

NIA 92.93 sq m (1000 sq ft) approx



**UNIT 4, FARM ROAD
REDHILL FARM
NORTHERN WAY
WELLINGBOROUGH
NORTHANTS
NN8 4UF**

TO LET – NEW LEASE - £20,000 per annum exclusive

This unit is situated on the Redhill Farm and offers a blank canvas of 1000 sq ft of space with anodized aluminium windows with double glazed sealed units, LED lighting throughout. 2 Cloakrooms/wc's, concrete floor and rear access to a loading bay. There is customer parking to the front of the property.

Wellingborough is well sited for road communications to other parts with the A45 and A509 both lying a short distance away which in turn connect to the county's wider main road network. Main line railway services are available from Wellingborough Railway Station via the Midland main line.

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Tel: (01933) 441464

Email: sasha@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS:

Total Retail Area – 92.93 sq m (1000 sq ft) approx

THE PROPERTY:

Ground Floor only:

Retail Sales Area, 2 Cloakrooms/wc’s.

Outside:

Rear access for loading/unloading, shared parking to the front with no restrictions – public parking spaces available.

LEASE:

New lease on internal on full repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 10 years required.

RENT:

£20,000 per annum exclusive paid quarterly in advance by standing order.

SERVICE CHARGE:

£1692 per annum exclusive paid quarterly in advance by standing order.

BUSINESS INSURANCE:

£625.88 including all taxes.

RENT REVIEWS:

At the end of the 5th year upwards only to open market value.

RENT DEPOSIT DEED:

Equivalent to 3 months rent to be lodged by the tenant.

PREMIUM:

None.

SERVICES:

We understand that mains water, electricity and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

BUSINESS RATES:

From information supplied from the Gov.UK website the rateable value of the property is currently £9800. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party to be responsible for their own legal fees in respect of this new lease.

ENERGY EFFICENCY RATING: B



775/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Sasha Wellington – Tel: 01933-441464 / 07584 211672

or e-mail sasha@harwoodsproperty.co.uk

WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.